



Cascade County Special Use

Permit (SUP) Application

Cascade County Public Works Department
Planning Division

121 4th St No, STE 2H/I, Great Falls MT 59401

Phone: 406-454-6905 Fax: 406-454-6919

**Site Plan
Requirements
On Back**

\$450.00 Non Refundable Application Fee

Payment: Check (#) _____ Cash 450

OFFICE USE ONLY

Date Application Received: _____	Floodplain Permit (Attached): _____	(Y / N / N/A)
Application No.: _____	Variance Approval (Attached): _____	(Y / N / N/A)
	County Approach Permit (Attached): _____	(Y / N / N/A)
	Health Dept. Approval (Attached): _____	(Y / N / N/A)
Approved Permit No.: _____	Addressing Approval (Attached): _____	(Y / N / N/A)
	Red Yellow Green (Development Coordination Map) _____	/ /
Date of Final Approval: _____	Date of Zoning Board of Adjustment Public Hearing _____	/ /
	Approved by (Staff): _____	

Applicant/Agent: Amanda Tinsen **Mailing Address:** 46 Fields Rd. Great Falls MT, 59405

Home Phone: _____ Work Phone: _____ **Cell Phone:** 406-231-0269

Owner(s) if different from applicant: _____ **Mailing Address:** _____

Home Phone: _____ Work Phone: _____ **Cell Phone:** _____

Property Address: 2nd Address to be assigned upon approval Sec 31 T 20N R 4E

Lot(s) _____ Blk _____ **Geo Code:** 3016-31-1-01-07 **Parcel #** 2656500

Structure Permit Issued For: 2nd Residence **Current Zoning:** SR-2
OR

Change of Use Permit Issued For: _____

Type of Improvement:

- | | | |
|--|--|---|
| <input type="checkbox"/> Residential Structure, Multi/Single | <input type="checkbox"/> Open-cut Mining Operation | <input type="checkbox"/> Shop/Shed |
| <input type="checkbox"/> Public Entity | <input type="checkbox"/> Warehouse | <input type="checkbox"/> Office |
| <input type="checkbox"/> Utility Installation, Minor/Major | <input type="checkbox"/> Commercial/Agricultural in Nature | <input type="checkbox"/> Retail |
| <input type="checkbox"/> Membership Club | <input type="checkbox"/> Commercial Storage Facility | <input type="checkbox"/> Industrial Use |

Square Feet of Proposed Structure/Addition: 840 sq ft **Total Land Area Acres:** 26+

Type of Water Supply: well **Type of Sewage Disposal:** Septic
S

INSTRUCTIONS:

The Permit Application Form shall be submitted to the Cascade County Planning Office for review. The applicant shall obtain all required permits/forms as part of the permitting process:

- If your property is in a regulated floodplain, a Floodplain Permit must be obtained first from the Planning Office.
- If an approach to the property is from a county road, an Approach Permit is needed from the Cascade County Public Works Road and Bridge Division. If an approach will be off a state highway, an Approach Permit is needed from the State of Montana Department of Transportation.
- If your property needs an assigned address, contact from the Cascade County Public Works GIS Division for an address application.
- If your property needs a wastewater management permit, you must obtain a septic system permit from the City County Health Department (<http://www.cchdmt.org/environmental-health/>).
- All projects that disturb an acre or more are required to have a "General Permit for Storm Water Discharges Associated with Construction Activity" from the MT Department of Environmental Quality (<http://deq.mt.gov/Water/WPB/wpbforms>).

SITE PLAN REQUIREMENTS : **(PERMITS WILL NOT BE ISSUED WITHOUT AN ACCURATE SITE PLAN)**

Provide a complete site plan at a suitable scale (1" = 40', 1" = 100', etc) which includes the following, as applicable:

Required	Obtained	Submission Checklist
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written Statement to Describe Project: Provide a detailed write-up on the type and purpose of the proposed use or business. Describe the products or services provided and the operation hours, provide the number of employees, anticipated customers and traffic, etc..
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of proposed structures, alterations, curb cuts, access points and utilities and the size, dimensions and uses thereof
<input type="checkbox"/>	<input type="checkbox"/>	Existing land use(s) on adjacent property
<input type="checkbox"/>	<input type="checkbox"/>	Disturbing one (1) acre or more; if yes, attach DEQ "General Permit for Storm Water Discharges Associated with Construction Activity".
<input type="checkbox"/>	<input type="checkbox"/>	Location, size, dimensions and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location and type of existing and proposed landscaping or buffering (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location, type and height of existing and proposed fencing and/or screening (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Location, type and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery and equipment (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Completed Operational Statement Checklist (if applicable)

<input type="checkbox"/>	<input type="checkbox"/>	Industrial Affidavit (if applicable)
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I. General Information for Applicants

- A. Understanding the Regulations:** First, the proposed use must be specifically mentioned as a category in *Uses Permitted Upon Issuance of a Special Use Permit* within Section 7 of the Cascade County Zoning Regulations. Portions of the County Zoning Map and the Zoning Regulations are available at the Cascade County Website at <http://departments.cascadecountymt.gov/planning>.

II. Steps of the Application Process

- A.** Schedule a Pre-Application meeting with planners to ensure the project will meet the standards for Special Use Permits as outlined within Section 7 of Cascade County's Zoning Regulations.
- B.** Complete, sign and return a Special Use Permit application and Special Use Permit Checklist, with the \$450.00 application fee to Planning Staff.
- Site plans, diagrams, business plans, operational statement checklist, photographs and other documents may be requested as part of a complete application, depending on the applicant's proposal.
- C.** Planning Staff will notify interested agencies of the proposed project to request comments for the application.
- D.** Planning Staff will schedule a public hearing before the *Cascade County Zoning Board of Adjustment*; Legal notice will be published twice in the Great Falls Tribune (at least six (6) days separating each publication) and sent by certified mail to all adjacent landowners.
- Planning Staff will present the application to the Zoning Board of Adjustment along with recommendations, based on findings of facts.
- The *Zoning Board of Adjustment* will make a determination on the application; three (3) affirmative votes are needed to issue the permit.
- E.** Upon written notice from the Planning Staff, the applicant may begin the permitted special use.
- F.** Permits may be revoked or expire for the following reasons:
1. The *Zoning Board of Adjustment* finds them in violation of the conditions of the permit or another regulation/ordinance.
 2. Approval is valid for one particular use and shall expire one year after the date of approval, if construction or the use has not started. The Zoning Administrator may grant a one-time only 6 month extension on the Zoning Board of Adjustment Approval.
 3. The Special Use Permit shall expire if the use ceases for six (6) months for any reason. Any future extension requests must be granted by the Zoning Board of Adjustment prior to the date of expiration.

III. SUP Criteria

- A.** Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff and the board in reviewing the proposed use. The more information you can provide, the easier it is for staff and the *Zoning Board of Adjustment* to review the application.

1. The proposed development will not materially endanger the public health or safety.

- a) Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections and approaches:

The second residence should not change or produce more traffic of the vicinity, on streets, or street intersections.

- b) Provision of services and utilities, including sewer, water, electrical, telecommunications, garbage collections, and fire protection:

The second residence will have its own utilities, and will not impose on public health and safety. The septic has been approved by City County Health for second residence.

- c) Soil erosion, sedimentation, and stormwater run-off:

None- no soil will need to be moved.

- d) Protection of public, community, or private water supplies, including possible adverse effects on surface waters or ground water:

Approved for existing use of current well on property.

2. The proposed development is a public necessity, or will not substantially impact the value of adjoining property.

- a) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

Proposed use is strictly residential. I do not foresee any impact on surrounding neighbors.

- b) Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property.

The placing of a second residential structure on a twenty-six-acre Suburban Residential Zoning district should have minimal to no impact on public health, safety, and general welfare of Cascade County.

3. The proposed development will be in harmony with the area in which it is located.

- a) The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved.

I do not anticipate the second residence to cause conflict, or have any impact on surrounding developments. It is thus being in harmony with the residentially zoned district.

4. The proposed development will be consistent with the Cascade County Growth Policy.

- a) Consistency with the Growth Policy objectives for the various planning areas (Please address all five goals with a separate sheet of paper).

Goal 1: Sustain and strengthen the economic well-being of Cascade County's citizens.

Objectives:

- A. Stimulate the retention of existing businesses and expansion of existing businesses, new businesses, value-added businesses, wholesale and retail businesses, and industries including agriculture, mining, manufacturing/processing and forest products.

The second structure being placed on a twenty-six-acre estate should not impact any business retention, or development, in cascade county.

- B. Stabilize and diversify the county's tax base by encouraging the sustainable use of its natural resources.

This second residence within a Suburban Residential Zoning district should supplement the county's tax base when including the Department of Revenue.

- C. Identify and pursue primary business development that complements existing business, which is compatible with communities, and utilizes available assets. Identify and pursue targeted business development opportunities to include, but not limited to, manufacturing/heavy industry, telecommunication, and youth/social services.

The second residential structure on twenty-six-acres within a Suburban Residential Zoning district should have little to no impact on all listed business sectors above.

- D. Promote the development of cultural resources and tourism to broaden Cascade County's economic base.

The intended residential structure will have limited to no impact on the development of Cascade County's cultural resources and tourism of Cascade County's economic base.

- E. Foster and stimulate well-planned entrepreneurship among the county's citizenry.

In regards to entrepreneurship; the placing of a second residence on a twenty-six-acre estate should have little to no impact on Cascade County's citizens within the Suburban Residential district.

- F. Promote a strong local business environment. Encourage and strengthen business support mechanisms such as chamber of commerce, development organizations and business roundtable organizations.

The establishment of a second residential structure on a twenty-six-acre estate in a Suburban Residential Zoning district should have a very miniscule impact on the promotion of local businesses in Cascade County.

- G. Improve local trade capture for Cascade County businesses. Promote local shopping as well as well-planned businesses and new businesses.

The placement of this residential structure on twenty-six-acres in a Suburban Residential Zoning district should have little to no impact on local trade capture for Cascade County.

- H. Network with and support other economic development efforts in the region and statewide, in recognition of Cascade County's interdependence with other communities and to leverage available local resources.

The placement of this residential structure on twenty-six-acres in a Suburban Residential Zoning district should have little to no impact on the county's network with economic development effects regionally and state-wide.

- I. Encourage the growth of the agricultural economy.

The establishment of this second residential structure on twenty-six-acres in a Suburban Residential District should have minimal or no impact on Cascade County's agricultural economics.

- j. Stimulate the growth of the economy by encouraging the use of alternative methods of energy production, including wind energy.

Regarding Cascade County's alternative methods of energy production, the placement of the second residential structure should have little or no impact on these matters.

Goal 2: Protect and maintain Cascade County's rural character and the community's historic relationship with natural resource development.

Objectives:

- A. Foster the continuance of agriculture and forestry in recognition of their economic contribution and the intrinsic natural beauty of grazing areas, farmlands and forests.

The placement of the secondary structure on a twenty-six-acre estate should have little or no impact on Cascade County's agricultural, forestry, or natural beauty of grazing areas.

- B. Preserve Cascade County's scenic beauty and conserve its forests, rangeland and streams, with their abundant wildlife and good fisheries.

Allowing the residential structure to be placed on the twenty-six-acre property should not negatively impact Cascade County's scenic beauty, or impose on conserving forests, range lands and streams, with their abundant wildlife and fisheries.

- C. Preserve Cascade County's open space setting by encouraging new development to locate near existing towns and rural settlements and by discouraging poorly designed, land subdivisions and commercial development.

Placing this second structure on twenty-six-acres of land should not have a negative effect when perserving Cascade County's open space setting.

- D. Assure clean air, clean water, a healthful environment and good community appearance.

The placement of this residential structure should not negatively impact clean air, clean water, and a healthy enviornment. This structure will maintain a good community appearance.

- E. Support the development of natural resources including but not limited to timber, mining, oil and gas production and renewable energy production.

The establishment of a second residence on a twenty-six-acre estate in a Suburban Residential Zoning district should have very minimal to no impact on the natural resources of Cascade County.

- F. Continue to work with federal and state agencies to redevelop properties within Cascade County which are currently undergoing Superfund and Brownfield processes.

Regarding redeveloping property under-going Superfund and Brownfield, this placement of a second residential structure within a Suburban Residential Zoning district on twenty-six-acres should have little or no impact on the continued work in cascade county.

Goal 3: Maintain agricultural economy.

Objectives:

- A. Protect the most productive soil types.

Minimal distribution, and no transportation of productive soil will insure protection of said soil.

- B. Continue to protect soils against erosion.**

This secondary structure is superficial and will not impose any harm to soils regarding erosion.

- C. Protect the floodplain from non-agricultural development.**

According to FEMA's flood mapping service; the proposed location is not located in a regulatory flood plain.

- D. Support the development of value-added agricultural industry in Cascade County utilizing the products from the regional area.**

This proposed secondary residence will have no negative impact on encouraging the development of value-added agricultural industries in Cascade County.

Goal 4: Retain the presence of the US Military in Cascade County

Objectives:

- A. Encourage the federal congressional delegation to actively support maintaining the current mission status at a minimum.**

The placement of the second residential structure will have no impact on maintaining the current mission status of the US military in Cascade County.

- B. Promote the location of additional military missions in Cascade County.**

The proposed secondary location will most likely not impact the location of additional military missions in Cascade County.

- C. Encourage the reactivation of the runway at Malmstrom Air Force Base for fixed wing operations.**

The placement of the secondary residence will not negatively impact the possible future reactivation of the runway at MAFB for fixed wing operations.

- D. Refer to the Joint Land Use Study for resolving conflicts and promoting mission compatible development.**

The establishment of the residence on the twenty-six-acre estate within Suburban Residential Zone should have no conflict entailing the Joint Land Use Study.

Goal 5: Preserve and enhance the rural, friendly and independent lifestyle currently enjoyed by Cascade County's citizens.

Objectives:

- A. Maintain Cascade County's citizens independent lifestyle and minimize local governmental intervention, to the extent possible, consistent with the requirements of a continually evolving economy and constantly changing population.

If Residence is approved by the Zoning Board of Adjustment, the placement of the second residence will allow the applicant to live in Cascade County independently, while in nursing school.

- B. Preserve and promote Cascade County's rich cultural heritage, rooted in natural resource development and reflected in its numerous cultural/historic sites and archaeological areas.

The second residence should have little or no impact on the preservation and promotion of Cascade County's rich cultural heritage.

- C. Promote fire prevention measures throughout the county, giving special emphasis to the extreme fire hazards present at the wild land/urban interface.

In promotion of fire prevention, this second residence will have it's own address so the fire department should be able respond to location if need of fire safety.

- D. Encourage the continued development of educational programs and facilities, recreational opportunities and spaces and health services for all county residents.

This proposed second residence should not negatively impact Cascade County educational programs and facilities.

- E. Consistency with the municipal and joint land use plans incorporated by the Growth Policy.

The intended residential secondary structure should have no impact on the Growth Policy.

ATTEST: I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Printed Name of Applicant: Amanda Tinsen Date: 09/23/17

Signature of Applicant: Amanda Tinsen Date: 09/23/17

Printed Name of Property Owner: Tom Tinsén Date: 09-23-17

Signature of Property Owner: Tom Tinsén Date: 09-23-17